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From: Higham, Clayton [Clayton.Higham@joondalup.wa.gov.au]
Sent: Friday, 1 May 2009 10:06 AM
To: Committee, Economics & Industry Standing
Subject: City of Joondalup Submission re. Provision, Use & Regulation of Caravan Parks and Camping Grounds in Western Australia
Attachments: City of Joondalup Public Submission.pdf

Please find attached submission to the above parliamentary inquiry. Hard copy to follow in the post.

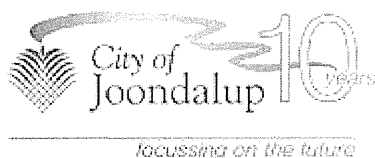
If you have any trouble opening the attached documents, please contact my assistant Elizabeth White, on 9400 4355.

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City of Joondalup Submission

ECONOMICS AND INDUSTRY STANDING COMMITTEE

PARLIAMENTARY INQUIRY

Provision, use and regulation of caravan parks (and camping grounds) in Western Australia

CONTACT INFORMATION

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The City of Joondalup would like to make the following comments in relation to the Parliamentary Inquiry into the provision, use and regulation of caravan parks and camping grounds in Western Australia.

BACKGROUND

The City of Joondalup contains two caravan parks and one camping ground, being:

- Burns Beach Sunset Village Caravan Park
- Cherokee Village Caravan Park
- Ern Halliday Recreation Camp

While Ern Halliday exclusively provides short term camping facilities aimed at school groups, community groups, sporting groups and families, at present both the Burns Beach Sunset Village and Cherokee Village caravan parks are primarily being used as low cost, long term accommodation options. This is not the preferred use of the City.

City of Joondalup Caravan Parks & Camping Grounds Summary Table

Caravan Park/ Camping Ground	Location	Land Area	Ownership	Caravan Park & Camping Ground Licence
Burns Beach Sunset Village Caravan Park	35 Ocean Parade, Burns Beach	1.8459ha	Special Lease between Minister for Lands and Burns Beach caravan Resort Pty Ltd. Lease Terms: 35 yrs, 1 May 1996 – 1 May 2031	<ul style="list-style-type: none">• 62 long stay• 23 short stay• 11 camp sites• 2 overflow sites for caravans or camping
Cherokee Village Caravan Park	10 Hocking Road, Hillarys	3.3734ha	Freehold land. Privately owned by Maitland House Pty Ltd.	<ul style="list-style-type: none">• 80 long stay• 18 short stay• 6 camp sites

				NB: 24 new park home sites have recently been approved by the City, however these are yet to be licensed.
Ern Halliday Recreation Camp	Whitfords Avenue, Hillarys. (approximately 1.5km North of Hillarys Boat Harbour)	27.7526ha	Crown Land – reserve owned and operated by the Department of Sport & Recreation	Camping sites are not licensed by the City of Joondalup.

TOURISM

The City of Joondalup supports a strong regional tourism industry. Between 2005 and 2007, the City received approximately 28,000 international and 82,000 domestic visitors annually, with an average length of stay of 9.5 days. According to Tourism WA, the primary purpose of visiting the City of Joondalup is to visit friends and relatives, and the vast majority of these visitors stay at their friend or relative's property. Approximately 1% of tourists to the City stay in caravan- or camping-style accommodation, the entirety of whom are domestic visitors.

The contribution of tourists to the City is significant, with the City home to many popular tourism attractions, including Hillarys Boat Harbour, Joondalup Resort and Golf Course and The Aquarium of Western Australia (AQWA), among others. Over half of all tourists eat out at restaurants whilst staying in the City, and a considerable proportion go shopping (37%) and visit pubs and clubs (23%).

The City of Joondalup is committed to supporting its growing tourism industry and is currently implementing a *Tourism Development Plan*. The City anticipates that visitor numbers will continue to increase, particularly with the growth in 'holidays at home' and regional day-tripping.

COMMENTS

Caravans and camping are an increasingly popular means of travel, and provide an opportunity to attract visitors to the City through the provision of strategically located, low cost accommodation.

The coastline is a significant feature of the City and a major attraction for tourists. It is vital that caravan facilities located along the coastline are maintained and presented as primarily low cost tourist accommodation and not given over to permanent accommodation.

In this regard the Burns Beach Caravan Park is a classic example of a facility in a prime location being utilised for largely permanent accommodation. The current ratio of permanent/long stay on site vans and the lease arrangements at Burns Beach presents a wasted opportunity to support and promote tourism in Joondalup and metropolitan Perth.

As such a limit on the proportion of permanent/long stay accommodation is recommended. While there is no scientific basis for determining such a proposition, prime coastal sites should only be permitted very low percentages. In the case of Burns Beach up to 25% is recommended. It is also important that the facilities provided meet high standards in terms of appearance and services. Minimum standards for these could be set.

The most appropriate land for caravan and camping grounds are generally within crown reserves. Any additional facilities are more likely to come from state owned land.

RECOMMENDATIONS

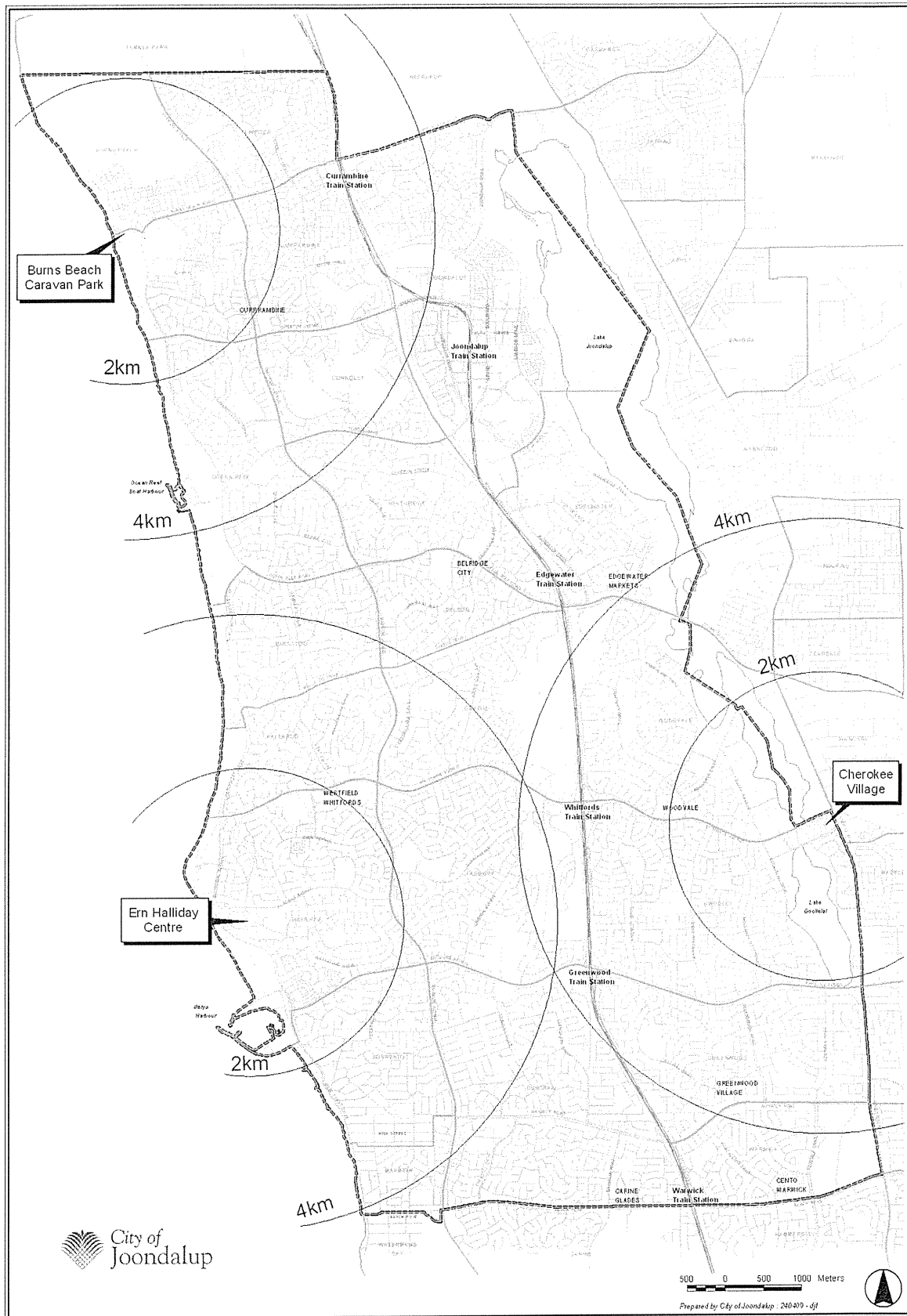
That:

- 1/ legislation be amended to limit permanent stay accommodation at caravan and camping grounds to 25% per site
- 2/ minimum standards be set for the appearance and services to be provided in tourist caravan and camping grounds
- 3/ encourages State Government to dedicate more land to the provision of caravan park and camping grounds

I confirm that a representative of the City would be prepared to appear before the committee in order to present this case, should this be required.

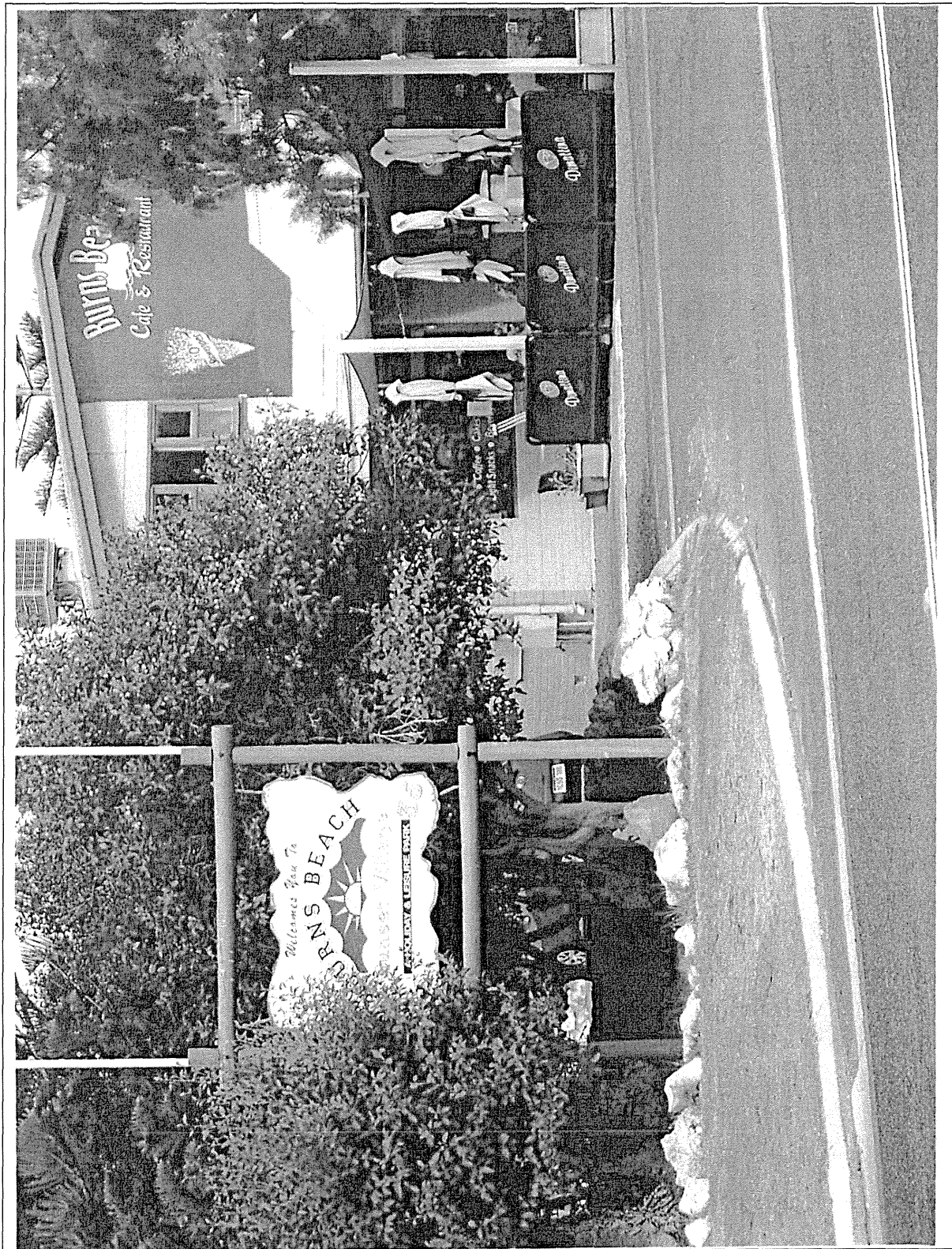


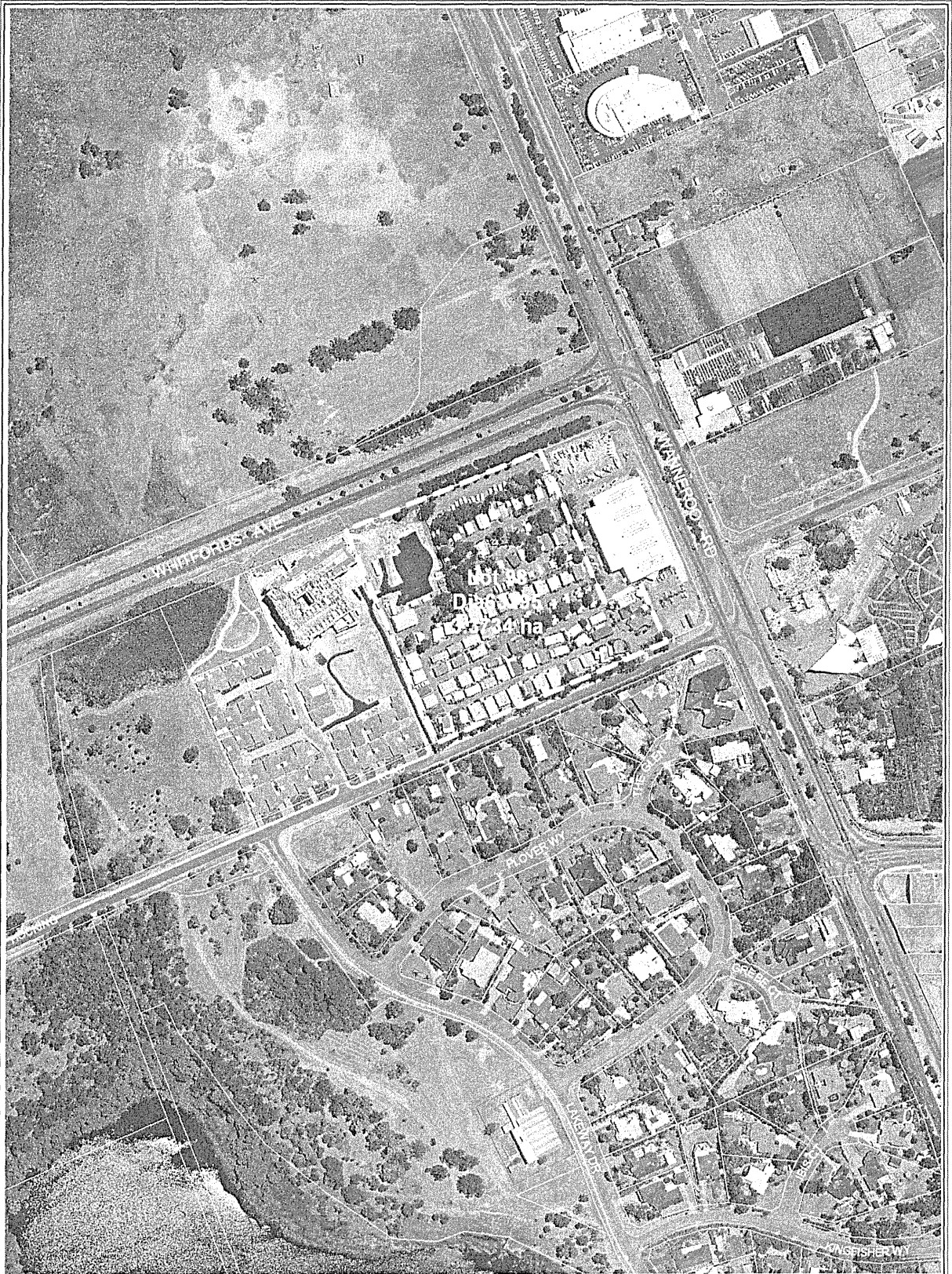
CLAYTON HIGHAM
Director Planning and Community Development





Burns Beach Caravan Park





Cherokee Village Caravan Park